

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Bromford	Reserved Matters Application for Phase 2C: 101 affordable residential units (Class C3), within Phase 2 east of Perryfields Road and south of The Orchard School, in accordance with the Outline Planning Permission for 1,300 dwellings (application reference 16/0335) allowed at appeal under reference APP/ P1805/W/20/3265948. The Reserved Matters application seeks consent in line with condition 1 for detailed matters of appearance, landscaping, layout, and scale Land adjacent Perryfields Road, Bromsgrove	11.09.2026	25/01337/REM

RECOMMENDATION:

- (a) **MINDED to GRANT RESERVED MATTERS**
- (b) That **DELEGATED POWERS** be granted to the Assistant Director of Planning, Leisure and Cultural Services to determine the application following the receipt of a suitable and satisfactory legal mechanism in relation to the following matter:
- 1) 100% affordable housing for Phase 2C only of the Perryfields housing development (16/0355)
- (c) and that **DELEGATED POWERS** be granted to the Assistant Director for Planning, Leisure and Culture Services to agree the final scope and detailed wording and numbering of conditions as set out at the end of this report.

Consultations

Worcestershire Highways

- No objection subject to conditions relating to:
 - Footways, car and cycle parking, and turning facilities provided in general accordance with Site Layout plan.
 - visibility splays be provided and maintained.

Active Travel England

- No objection.
- Active Travel England does not wish to make any comments at this time. The views of the local highway authority should be appropriately considered prior to determining this application.

Housing Strategy

- Support the proposal.

- The proposed development represents a significant affordable housing delivery opportunity within Bromsgrove District and will make an important contribution towards addressing identified local housing need.

North Worcestershire Water Management

- No objection.
- Conditions 12 & 18 attached to the outline planning application (16/0335) require that detailed drainage is provided for each phase of the wider development. I note that the driveways are to be comprised of block paving which will provide an element of infiltration drainage which is welcomed.
- Since matters relating to drainage will be covered via the discharge of conditions attached to the outline planning application, I do not have any observations to make at this time.

Severn Trent Water Ltd

- Consulted 26 May 2026 - views awaited.

WRS - Contaminated Land

- No objection.
- Whilst WRS have no adverse comments to raise in relation to this reserved matters application it should be noted that contaminated land conditions relating to the wider application site are outstanding as part of the outline permission.

WRS - Noise

- No objection.
- Raised some concerns regarding cumulative impact of Air Source Heat Pumps proposed for the development scheme.

WRS - Air Quality

- No objection.

Urban Design – Place Services

- No objection.
- Based on the submitted plans and supporting information, it is considered that the scheme has evolved positively since previous reviews, with a number of improved elements. The proposal is generally considered acceptable from an urban design perspective.
- In addition to develop stronger landscape and sustainability strategies, our key recommendations relate to reducing parking dominance further, strengthening public-facing boundaries, improving architectural quality and fenestration, and introducing additional variation within the built form to better differentiate character areas.

Arboricultural Officer

- No objection.
- The proposed landscaping scheme is to a high specification of stock and contains a wide range of species planting that will provide a suitable level of landscape structure and seasonal interest within the site, using some interesting stock choices.

Worcestershire Archive and Archaeological Service

- No objection.
- The mapped area of Phase 2C was archaeologically evaluated in 2024. There is no further archaeological investigation proposed for this specific area and therefore I have no further comments or recommendations in relation to this Phase (2C).

Community Safety Manager

- The submitted layout proposes a closed cul-de-sac design; this is generally positive from a crime prevention point of view as hostile elements perceive there are reduced avenues of escape and that there is less opportunity for discreet reconnaissance.
- The block, back-to-back layout provides some protection for rear access areas and means that boundaries adjoining public areas are minimised; this is positive from a crime prevention point of view.
- Recommends overlooking of driveways for improved natural surveillance.

Mineral Consultation Area

- Consulted 26 May 2026 - views awaited.

Waste Management

- No objection
- All acceptable from a waste collection perspective, just some queries regarding distances for waste collections.

The Bromsgrove Society

Comments summarised as follows:

- Reference to garden areas, with some below the required minimum size, and rear garden length not disclosed.
- Query regarding triple tandem car parking arrangements

Full copies of the responses from consultees are available to view on Public Access and Members are encouraged to review these.

Publicity

Neighbour letters sent out on 12 December 2025 (expire 5 January 2026)

Site Notices posted 22 December 2025 (expire 15 January 2026)

Press Notice published 19 December 2025 (expire 5 January 2026)

1 representation submitted from public consultation. Comments summarised as follows:

- Principle of housing on the site.
- Removal of trees and hedges to implement the development.
- General disruption during construction of the development.
- Experiencing noise and smells during current construction.

Site Description

The Perryfields Road development site (allocated as BROM2 in the Bromsgrove District Plan) is located to the south of the intersection between the M5 and the M42 and amounts to 72.26 hectares in area, extending between the A448 Kidderminster Road to the south, the B4091 Stourbridge Road to the north-east, and bounded by the residential area of Sidemoor to the south-east.

The development of the allocated BROM2 site will be in the form of 5 Phases. This application is a revision Phase 2C which is part of the Phase 2 development that has already been approved under 24/00246/REM.

Proposal Description

Following the granting of outline planning permission at appeal and the approval of external access arrangements by the Planning Inspector, members will recall that reserved matters approval has been granted recently for Phase 2 of this allocated site for the erection of 437 dwellings (24/00246/REM) in January 2025.

This proposal is a revision of part of Phase 2, known as Phase 2C that is located to the south of Orchard school.

The proposal is of a similar layout to that already approved under 24/00246/REM. However, the revised layout excludes detached garages resulting in more spacious plots, and an opportunity to increase the number of dwellings within this part of the phase from the approved 93 dwellings to 101 dwellings.

The provision of housing is as follows:

40 No.	2 bedroom units
56 No.	3 bedroom units
5 No.	4 bedroom units
101 dwellings in total	

The tenure of the units is as follows:

14 No. dwellings	as social rent (in accordance with the S106 requirements)
14 No. dwellings	as shared ownership (in accordance with the S106 requirements)
73 No. dwellings	as affordable additionality (30 dwellings will be shared ownership and 43 dwellings will be social rent).

The Reserved Matters to be considered under this application are:

- Layout - the way in which buildings, routes and open spaces within the development are provided, situated, and orientated in relation to each other and to buildings and spaces outside the development. This includes the internal road configuration.
- Scale - the height, width and length of each building proposed within the development in relation to its surroundings;
- Appearance - the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour, and texture; and
- Landscaping - the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes -
 - screening by fences, walls or other means;
 - the planting of trees, hedges, shrubs or grass;
 - the formation of banks, terraces or other earthworks;

- the laying out or provision of gardens, courts, squares, water features,
- sculpture or public art; and
- the provision of other amenity features

A total of 101 dwellings of varying housetypes are proposed in this phase generally comprising of 2 storey dwellings, however, 2 No. bungalows are proposed.

This particular phase would be served off Perryfields Road where it is intended to be stopped up and utilised as a cycle route/ footpath. The layout of the scheme to serve the residential development is in the form of cul de sacs. The initial scheme submitted was for 104 dwellings, however, following discussions with consultees and amendments made to the scheme, the proposed number of units has reduced from 104 to 101 dwellings.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles
BDP2 Settlement Hierarchy
BDP3 Future Housing and Employment Development
BDP5A Bromsgrove Town Expansion Sites
BDP7 Housing Mix and Density
BDP8 Affordable Housing
BDP10 Homes for the Elderly
BDP12 Sustainable Communities
BDP16 Sustainable Transport
BDP19 High Quality Design
BDP21 Natural Environment
BDP23 Water Management
BDP24 Green Infrastructure
BDP25 Health and Well Being

Others

National Planning Policy Framework (2026)
National Planning Practice Guidance
Bromsgrove High Quality Design SPD
National Design Guide

Relevant Planning History

25/00798/S73	Application for the variation of part of the wording of Conditions 32 and 33 of Outline Planning Application 16/0335 (allowed at appeal (Appeal Reference: APP/P1805/W/20/3265948)) to amend the occupation trigger numbers included within the aforementioned conditions	Granted	18.06.2026
25/00346/REM	Reserved Matters application (appearance, layout and scale as appropriate to the development) for the	Granted	07.11.2025

creation of a spine road with associated drainage infrastructure and a temporary site compound, pursuant to Outline planning permission reference 16/0335 (allowed on appeal under reference APP/P1805/W/20/3265948) for 1,300 dwellings at Perryfields, Bromsgrove.

24/00246/REM	Reserved Matters Application for Phase 2: 437 residential units (Class C3) on land abutting Kidderminster Road/Perryfields Road, in accordance with the Outline Planning Permission for 1,300 dwellings (application reference 16/0335) allowed at appeal under reference APP/ P1805/W/20/3265948. The Reserved Matters application seeks consent in line with condition 1 for detailed matters of appearance, landscaping, layout, and scale.	Granted	16.01.2025
23/00869/REM	Resubmission of Reserved Matters Application of Phase 1 (21/01626/REM), 149 residential units on land abutting Stourbridge Road/Perryfields Road, which is in line with the Outline Planning Permission for 1,300 dwellings (application reference 16/0335) allowed at appeal under reference APP/ P1805/W/20/3265948. The Reserved Matters application seeks consent in line with condition 1 for detailed matters of appearance, landscaping, layout, and scale.	Granted	10.11.2023
21/01626/REM	Reserved Matters Application of Phase 1, 149 residential units on land abutting Stourbridge Road/Perryfields Road, which is in line with the Outline Planning Permission for 1,300 dwellings (application reference 16/0335) allowed at appeal under reference APP/ P1805/W/20/3265948. The Reserved Matters application seeks consent in line with condition 1 for detailed matters of appearance, landscaping, layout, and scale.	Refused	06.07.2023
16/0335	Outline application for the phased development of up to 1,300 dwellings	Granted at appeal	05.08.2021

(C3); up to 200 unit extra care facility (C2/C3); up to 5HA employment (B1); mixed use local centre with retail and community facilities (A1, A2, A3, A4, A5, D1); First School; open space, recreational areas and sports pitches; associated services and infrastructure (including sustainable drainage, acoustic barrier); with matters of appearance, landscaping, layout and scale (including internal roads) being indicative and reserved for future consideration, except for details of the means of access to the site from both Kidderminster Road and Stourbridge Road, with associated highway works (including altered junctions at Perryfields Road / Kidderminster Road and Perryfields Road / Stourbridge Road) submitted for consideration at this stage.	subject to a S106
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Assessment of Proposal

Phasing

Members will be aware that reserved matters approval has been granted for Phase 1 (Ref: 23/00869/REM) and Phase 2 (Ref: 24/00246/REM) of this strategic development site that was the subject of a planning appeal (APP/P1805/W/20/3265948). The appeal was allowed 5 August 2021 granting outline planning permission for and approving access for:

The phased development of up to 1300 dwellings (C3); up to 200 unit extra care facility (C2/C3); up to 5ha of employment (B1); mixed use local centre with retail and community facilities (A1, A2, A3, A4, A5, D1); First School; open space; recreational areas and sports pitches; associated services and infrastructure (including sustainable drainage, acoustic barrier); with matters of appearance, landscaping, layout and scale (including internal roads) being indicative and reserved for future consideration, except for details of the means of access to the site from both Kidderminster and Stourbridge Road, with associated highway works (including altered junctions at Perryfields Road/Kidderminster Road and Perryfields Road/Stourbridge Road) submitted for consideration at outline stage.

The Phase 2 development approved on 16 January 2025 was split into 3 areas A, B and C. Construction work is currently taking place on Areas A and B of the Phase 2 development site by Taylor Wimpey. However, Area 2C has been sold to Housing Association - Bromford.

This application is a revised scheme for the Phase 2C area of this strategic site.

Layout

The layout is of a similar layout to the approved scheme. However, the provision of garages has been omitted as part of this revised proposal. This has enabled the possibility of providing additional plots as well as providing spacious garden areas for existing plots.

A variety of housetypes and material finishes are proposed along with detailing to housetypes that will aid placemaking, wayfinding and a varied streetscene within the site. The distribution of social rent and shared ownership properties is proposed to be in a diverse and reasonable manner.

Generally, there is a sense of spaciousness within the proposed housing layout. Whilst many of the plots have private rear garden areas and garden lengths in excess of the spacing standards set out in the Council's High Quality Design SPD for private amenity space, 14 of the plots are slightly below. Some may achieve the garden area of approximately 70 sqm, or they achieve the required 10.5 garden length. There is one plot that does not achieve either requirement with the lowest garden area being provided as approximately 53.2 sqm. However, this under provision is minimal when taking into consideration the development as a whole. In addition, it is important to consider the overall proposal holistically given that the provision of open space facilities will be available within the overall Perryfields development. In this context, the slight shortfall in garden lengths/areas is not considered to be significantly harmful and as such the proposal is considered acceptable.

The major urban design criteria is connectivity. Generally, the layout relates well on this criterion, for pedestrians, cyclists, and vehicles. The Community Safety Officer considers the layout to be acceptable given the closed cul-de-sac design. This is generally positive from a crime prevention point of view as hostile elements perceive there are reduced avenues of escape and less opportunity for discreet reconnaissance. The block, back-to-back layout also provides some protection for rear access areas and means that boundaries adjoining public areas are minimised; again, this is positive from a crime prevention point of view. Recommendations include the provision of secondary windows to enable overlooking of driveways for improved natural surveillance. The applicant has been requested to address this matter with the provision of secondary windows to be shown on the relevant elevations to ensure natural surveillance is provided in respect to the driveway of the plot concerned.

Overall, the proposed layout is considered to accord with policies BDP5A.7g), BDP19, Bromsgrove High Quality Design SPD and the NPPF.

Scale

As considered under the Phase 2 application, Condition 4 of the outline approval requires that the Reserved Matters accord with the maximum scale parameters for buildings as set out Figure 3.2 Parameter Plan – Development Heights.

This revised proposal for Phase 2C provides dwellings of a maximum height of 2 storey. Members may recall that the approved Phase 2 scheme did provide 2.5 storey height dwellings interspersed within the layout of the site (generally placed at prominent road

junctions including the Phase 2C area too). The applicants have been requested to consider 2.5 storey dwellings be located in similar positions within the layout to that previously approved. The applicant has advised that the provision of 2.5 – 3 storey dwellings would be more costly for the occupiers to maintain in respect to heating etc. Whilst the provision of 2.5 storey dwellings aid waymarking, the applicant has still ensured that feature dwellings are placed in prominent positions. However, the development will be predominantly 2 storeys. Given the variety of levels of the site, and the general height of surrounding properties, it is considered appropriate that 2 storey units be the dominant height for this phase.

A total of 2 No. bungalows is also proposed providing some variety of roof heights as well as an interesting streetscene but also provides for those who benefit from ground floor only living.

Overall, the scale of the development is considered acceptable.

Appearance

10 housetypes are proposed that are also varied by way of finished materials such as render, brick, and cladding. Additional design details have also been incorporated within the design of the housetypes such as brick detailing, mix of window styles, and variation in canopy porches. The scheme reflects similar architectural details from neighbouring properties in the area. The housetypes provide visual interest to the streetscene ensuring that this development integrates into its setting in accordance with Policy BDP19, and the Council's SPD on High Quality Design.

A limited materials palette is proposed featuring varying shades of red brickwork, render and cladding for the dwellings encouraging distinctiveness and wayfinding throughout the site. Roads and footways are generally intended to be a tarmac finish whilst the proposed drives and car parking areas will be block paved. This will be an improvement on the previously approved scheme that proposed tarmac for private parking areas.

Boundary treatment details have also been submitted which show a combination of brick screen walling and timber fencing. The Council's Urban Design Advisor considers the proposal to be acceptable from an urban design perspective. The applicant has addressed recommendations in respect to reducing parking dominance, strengthening public-facing boundaries, improving architectural quality and fenestration, and introducing additional variation within the built form to better differentiate character areas.

The size, appearance and architectural detailing of the dwellings are acceptable. As such the scheme accords with policies BDP5A7.g), BDP19 of the District Plan, the Council's High Quality Design SPD, the outline planning permission, and the NPPF.

Landscaping

The Arboricultural Officer has considered the soft landscaping details for the layout scheme and considers the details to be acceptable with a high specification of stock and a wide range of species planting that will provide a suitable level of landscape structure and seasonal interest within the site.

Housing Mix and Tenure

Policy BDP5A of the District Plan requires a high proportion of 2 and 3 bedroom properties across the town expansion sites. The mix for this proposed development is set out below:

40 No.	2 bedroom units	39.6%
56 No.	3 bedroom units	55.4%
5 No.	4 bedroom units	4.9%
Total 101 dwellings		

In comparison to the approved scheme under 24/00246/REM for Phase 2C:

18 No.	2 bedroom units	19.3%
55 No.	3 bedroom units	59.12%
20 No.	4 bedroom units	21.5%
Total 93 dwellings		

95% of the proposed dwellings for this revision would be 2-3 bedroom units and as such would accord with Policy BDP5A of the District Plan.

There is a requirement for 40% affordable housing across the whole allocation in accordance with Policy BDP5A.7 and BDP8 of the District Plan. In the appeal decision the Inspector acknowledged that the outline scheme would provide for 30% affordable provision across the expected 1300 new dwellings as the existing 210 affordable units already constructed on the allocated site would go towards the 40% affordable housing requirement.

Under planning ref: 24/00246/REM the tenure for Phase 2C was approved as follows:

- 14 No. dwellings as social rent (in accordance with the S106 requirements)
- 14 No. dwellings as intermediate (in accordance with the S106 requirements)
- 65 No. dwellings as open market

Policy BDP8.6 of the District Plan states that where a development site is brought forward on a piecemeal basis, the Council will assess affordable housing targets for each part of the site on a pro-rata basis, having regard to the overall requirements generated by the whole site.

This revised proposal for Phase 2C indicates the tenure to be as follows:-

- 14 No. dwellings as social rent (in accordance with the S106 requirements)
- 14 No. dwellings as shared ownership (in accordance with the S106 requirements)
- 73 No. dwellings as affordable additionality (30 dwellings as shared ownership, and 43 dwellings as social rent)

The proposed tenure is mainly split between shared ownership (44 units) and affordable social rent (57 units). This tenure split equates to 43.5% shared ownership and 56.4% affordable social rent and would be in general accordance with the requirements set out in the S106 Agreement attached to the Outline permission. However, there is a clause under Part 3 (4) of Schedule 7 – Affordable Housing of the S106 which states that *‘The Affordable Housing Units shall be provided in clusters of no more than thirty (30)*

Affordable Housing Units. Given the scale of the development exceeds 30 affordable dwellings, the proposal would not be in accordance with the S106 and a Deed of Variation for this particular phase would be necessary to address this matter.

As part of their submission for this proposal, the applicant submitted a Social Value Commitment which states Bromford own and manage 47,000 homes, and its purpose is to 'invest in homes and relationships so people can thrive'. They continue to operate in areas of high demand for affordable housing. Bromsgrove is one of their strategic areas, where they intend to focus on their core business of building social and affordable rented and shared ownership properties, and implementing the neighbourhood coaching model. This model provides a network of Neighbourhood Coaches who help occupiers become more self-reliant which helps build a stronger more supportive community where neighbours can support each other. Through this scheme a balanced community can be created of rented and shared ownership homes. With dwellings ranging from 2 - 4 bedrooms, this provision will help long term costs of temporary accommodation for those on the waiting lists and provide entry level housing to those seeking to get on the housing ladder and settle in the area. The proposal will make an important contribution to supporting the increased supply of affordable housing to help address the acute housing need in the district.

In terms of the scheme design, the Phase 2C scheme will benefit from existing and new community facilities that will be delivered through the wider Perryfields development. The scheme will also benefit from pedestrian and cycle connections which will provide safe walking and cycling opportunities for the local community supporting health and well being objectives for the area.

Housing Strategy have considered the proposal and state that the proposed development represents a significant affordable housing delivery opportunity within Bromsgrove District and will make an important contribution towards addressing identified local housing need. The scheme proposes 101 affordable dwellings, the development remains a substantial affordable housing-led phase that will support the Council's strategic housing objectives and help meet ongoing demand for high-quality, affordable homes.

It is noted that the applicant, Bromford, has undertaken a comprehensive review of the proposals in response to comments received from consultees and through discussions with officers. The amendments demonstrate a positive and collaborative approach to the planning process and have resulted in several design and placemaking improvements including:

- Enhanced street scenes and architectural detailing through revised housetype and materials proposals.
- Reduced reliance on frontage parking and improvements to the overall parking strategy.
- Improved views and legibility within the development through plot re-orientation and layout refinement.
- Increased landscaping and a more balanced provision of private amenity space.
- Improved integration with public open space and boundary landscaping.
- Retention of bungalow accommodation, supporting a diverse housing offer and providing opportunities for older residents and those with mobility needs.
- Improvements to pedestrian movement and place quality.

From a housing perspective, the proposals continue to provide a valuable mix of affordable homes, contributing towards a range of identified housing needs across the district. The inclusion of different dwelling types and social rented and shared ownership tenures will assist in creating a balanced and sustainable community. The amendments to the scheme appear to strengthen the overall quality of the development whilst maintaining the delivery of a significant affordable housing scheme.

Given the acute and continuing need for affordable housing within Bromsgrove District, the proposals will deliver substantial social and community benefits. The scheme will not only provide much-needed affordable homes but also contribute towards the creation of a sustainable neighbourhood supported by high-quality design, landscaping and connectivity.

Accordingly, Strategic Housing Services supports the amended Reserved Matters submission and welcomes the continued delivery of affordable housing within the Perryfields Strategic Urban Extension.

Whilst it is noted that the scheme would exceed the requirements set out in the S106. The revised proposal would provide much needed housing provision in this area of the district. It should be noted under *Policy HO7:(Meeting the need for homes)* of the NPPF (2026) that *'substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community, as identified through needs assessments prepared for the area of the local planning authority and other relevant evidence.'* Policy HO8: (Providing affordable homes) of the NPPF (2026) also expresses that *'development proposals should meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures relevant to the location, including the minimum proportion of Social Rent.'* Therefore, the NPPF emphasises that affordable housing provision can exceed the development plan requirements if there is a need for the provision. Taking into consideration Strategic Housing Services comments above, it is evident that there is an acute need for affordable housing in the district. It should also be noted that 100% provision of affordable housing in this area of the town would not be an exception given the recent approval of Perryfields Drive, and the established development of Oldfield Road operated by Bromsgrove District Housing Trust (BDHT).

The applicant has revised the housetypes to reflect/or be an improvement of those previously approved under Ref: 24/00246/REM to ensure that the scheme blends in with the adjacent Taylor Wimpey Phase 2A and 2B schemes currently under construction. Improvements to the housetypes will ensure that the quality of the overall development is generally tenure blind. In addition, the provision of 2 No. affordable social rent bungalows is welcomed and supports Policy BDP5A which seeks to secure a variety of housetypes to suit different sectors of the population.

Impact on Existing and Proposed Residential Amenities

Due to the similar layout of the revised scheme in comparison to that already approved under 24/00246/REM, it is considered that the scheme would have limited impact on the amenities of the neighbouring occupiers to that already considered acceptable. However, it is noted that the spacing between proposed plots to neighbouring dwellings has improved as a result of this revised scheme.

Highway Matters

The Highway Authority has reviewed the proposed layout. The plan shows the required 25m visibility splays from the side roads. The Highway Authority requested additional splay details that have now been provided and will be secured through an appropriately worded planning condition.

The general roadway layout is near identical to that shown for Phase 2C under 24/00246/REM. The Highway Authority is satisfied that the layout conforms with the relevant standards as set out in the adopted Streetscape Design Guide in terms of geometry of the roadway and turning heads, the network of footways and the proposed design speed.

The Highway Authority recommended that the 1m service strip at the back of the turning head serving plots 41 - 47 be increased into a 2m footway where it connects to the proposed POS footpath the north and south. The Applicant has advised this area is beyond the planning boundary however it will be addressed by Taylor Wimpey as the adjacent plot landowner and developer.

The Highway Authority has undertaken a robust assessment of the planning application and recommends no objection subject to conditions.

Due to the nature of this application with it being a revised scheme with an increase of 8 additional dwellings compared to that approved under 24/00246/REM; it was not deemed necessary to consult Mott MacDonald on the highway implications of this revised scheme. Members will recall that Mott MacDonald supported the scheme approved under 24/00246/REM. It is unlikely that their view would vary as a result of this revised scheme.

Noise

Worcestershire Regulatory Services have made comments on the provision of Air Source Heat Pumps (ASHP) proposed to be provided for the scheme along with solar panels. Concerns raised relate to the cumulative impact of more than one ASHP on future residents. The applicant has been requested to reconsider the positioning of the ASHP proposed for each dwelling to reduce impact on amenities.

Contamination

Worcestershire Regulatory Services (WRS) reviewed the information submitted with regard to contamination and risk to human health. Comments from WRS have identified elevated levels of lead in the southwest corner of the site. Therefore, additional information is required and as such the tiered contamination condition in the outline decision will remain live for now in respect to this phase.

Drainage

North Worcestershire Water Management (NWWM) overall support the proposal. Although details can be discharged appropriately via the relevant outline conditions.

Legal Matters

In respect to the S106 that forms part of the outline approval under 16/0335, the proposal would be a 100% affordable housing scheme of a mix of social rent and shared ownership tenure. As such the proposal would not be in accordance with Part 3 (4) of Schedule 7 – Affordable Housing of the S106 which states that '*The Affordable Housing Units shall be provided in clusters of no more than thirty (30) Affordable Housing Units.*'

Therefore, a Deed of Variation is required for this particular phase only to vary the provision of affordable housing to more than 30 units in a cluster. The applicant has been advised that a Deed of Variation is required, and a draft has been provided by the applicant for the Council's Legal Advisor to consider. The applicant has agreed to pay the Council's legal fees in respect to this matter.

Conclusion

This is an allocated development site. Outline planning permission with the Reserved Matter of Access was allowed on appeal in 2021. The scheme provides a housing scheme, with further enhancements in comparison to the layout scheme approved for Phase 2C under 24/00246/REM. Enhancements include spacious plots, improved housetypes, and hard surfacing to provide interest in the streetscene, as well as 8 additional dwellings that are much needed in this area. Whilst there may be an increase in affordable housing provision as a result of the scheme, there is an acute need for this provision in the district. There is a good proportion of rented as well as shared ownership units proposed that will enable occupiers an opportunity to a staircase approach to ultimately owning a home of their own.

The Reserved Matters under consideration are found to comply with the relevant conditions imposed by the Planning Inspector and to the NPPF.

In the planning balance and taking account of material planning considerations, it is considered that when assessed holistically against the policies of the District Plan the proposal is considered to be acceptable and subject to the conditions set out below, is recommended for approval subject to a Deed of Variation in respect to this site only regarding affordable housing provision for the site.

RECOMMENDATION:

- (a) **MINDED to GRANT RESERVED MATTERS**
- (b) That **DELEGATED POWERS** be granted to the Assistant Director of Planning, Leisure and Cultural Services to determine the application following the receipt of a suitable and satisfactory legal mechanism in relation to the following matter:
 - 1) 100% affordable housing for Phase 2C only of the Perryfields housing development (16/0355)
- (c) and that **DELEGATED POWERS** be granted to the Assistant Director for Planning, Leisure and Culture Services to agree the final scope and detailed wording and numbering of conditions as set out at the end of this report.

Conditions:

- 1) The development hereby approved shall be carried out in accordance with the plans and documents (drawing numbers to be inserted).

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 2) The Development hereby approved shall not be occupied until the highway features including the carriageway, footways, car and cycle parking, and turning facilities have been provided as shown in general accordance with drawing No. (to be inserted).

REASON: In the interests of highway safety.

- 3) The development hereby approved shall not be occupied until the visibility splays shown on drawing No. (to be inserted) have been provided. The splays shall at all times be maintained free of level obstruction exceeding a height of 0.6m above adjacent carriageway.

REASON: In the interests of highway safety.

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